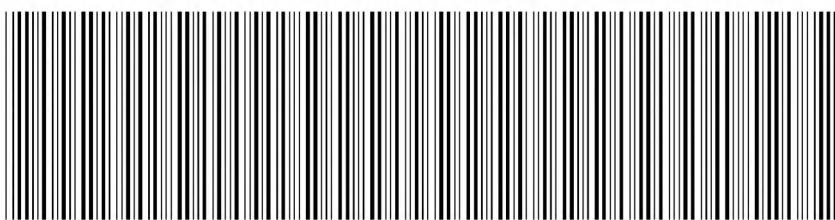


## EXHIBIT C

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 5****Document ID:** 2019092900027001

Document Date: 09-30-2019

Preparation Date: 10-02-2019

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

MICHAEL KRICHESKY  
4221 ATLANTIC AVE  
BROOKLYN, NY 11224  
718-687-2300  
TOKRICHESKY1@YAHOO.COM

**RETURN TO:**

MICHAEL KRICHESKY  
4221 ATLANTIC AVE  
BROOKLYN, NY 11224

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>PROPERTY DATA</b>
			<b>Unit      Address</b>
BROOKLYN	8369	362	Entire Lot                    N/A EAST 72ND STREET

**Property Type:** RESIDENTIAL VACANT LAND

**CROSS REFERENCE DATA**  
BROOKLYN      File Number: 201910020000

**PARTIES**

**GRANTOR/SELLER:**  
LEONID MANDEL  
260 65TH STREET, APT 15A  
BROOKLYN, NY 11220

**GRANTEE/BUYER:**  
LEONID MANDEL  
260 65TH STREET, APT 15A  
BROOKLYN, NY 11220

Additional Parties Listed on Continuation Page

**FEES AND TAXES****Mortgage :**

Mortgage Amount:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00
Exemption:	
TAXES: County (Basic):	\$ 0.00
City (Additional):	\$ 0.00
Spec (Additional):	\$ 0.00
TASF:	\$ 0.00
MTA:	\$ 0.00
NYCTA:	\$ 0.00
Additional MRT:	\$ 0.00
TOTAL:	\$ 0.00
Recording Fee:	\$ 52.00
Affidavit Fee:	\$ 0.00



**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

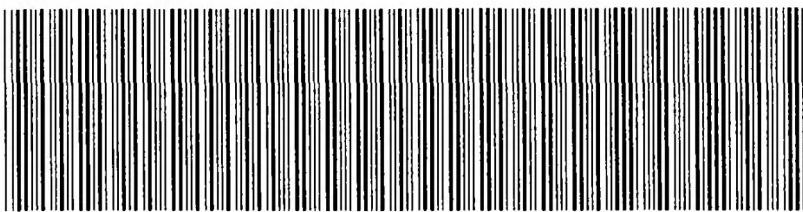
Recorded/Filed 10-04-2019 09:56

City Register File No.(CRFN):

2019000321910

City Register Official Signature

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



2019092900027001002CF4CE

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID:** 2019092900027001

Document Date: 09-30-2019

Preparation Date: 10-02-2019

Document Type: DEED

**PARTIES**

**GRANTEE/BUYER:**

MICHAEL KRICHESKY  
4221 ATLANTIC AVE  
BROOKLYN, NY 11224

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Michael Krichevsky  
4221 Atlantic Ave  
Brooklyn, New York, 11224

---

**QUIT CLAIM DEED**

THE GRANTOR,

- Leonid Mandel, a single man,  
for and in consideration of Partnership Agreement and other good and valuable consideration  
makes this gifted conveyance as tenants in common, releases and quits claims to the  
GRANTEEES:
- Leonid Mandel and Michael Krichevsky, residing at 4221 Atlantic Avenue, Brooklyn,  
Kings County, New York, 11224, the following described real estate land, situated in  
Brooklyn, in the County of Kings, State of New York:

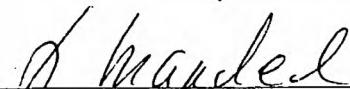
Parcel Number: Block 8369 Lot 362  
Legal description attached as Schedule "A"

Grantor grants all of the Grantor's rights, title, and interest in and to the above described property  
to the Grantees on the 50/50 percentage share basis, and to the Grantees heirs and assigns  
forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have  
claim or demand any right or title to the property, premises, or appurtenances, or any part  
thereof.

**Grantors signature on the next page**

**Grantor Signature:**

DATED: 9/30/2019



Leonid Mandel  
260 65th Street, Apt. 15A  
Brooklyn, New York, 11220

STATE OF NEW YORK, COUNTY OF KINGS, ss:

On this 30 day of September, 2019, before me personally appeared Leonid Mandel, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

My commission expires \_\_\_\_\_  
AMANDA HEYWOOD  
Notary Public, State of New York  
No. 04HE6193922  
Qualified in Kings County  
Commission Expires September 22, 2020



**SCHEDULE "A"**

ALL that certain plot, piece, or parcel of land, situate, lying and  
being in the Borough of Brooklyn, County of Kings, City and State of  
New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of East 72nd Street, (as now open and in use, 60 feet wide), distant 164 feet 0 inches southeasterly from the corner formed by the intersection of the southwesterly side of East 72nd Street, with the southeasterly side of Bergen Court, (a private right of way, 50 feet wide);

running thence southwesterly at right angles to the said southwesterly side of East 72nd Street, 92 feet 0-1/2 inches to a point;

thence southeasterly along a line drawn at an interior angle of 52 degrees 31 minutes 0 seconds, with the last mentioned course, 105 feet 1 inch to a point;

thence southwesterly along a line drawn at an exterior angle of 270 degrees 0 minutes 0 seconds, with the last mentioned course, 17 feet 6 inch to a point;

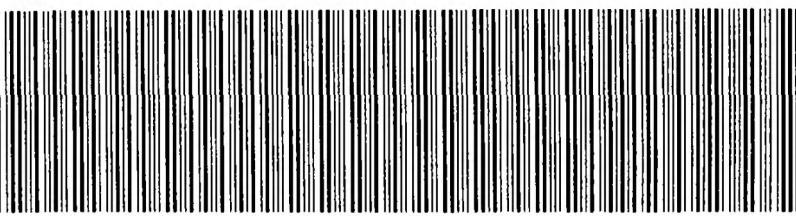
thence southeasterly along a line at right angles with the last mentioned course, 68 feet 11 3/4 inches to the said southwesterly side of East 72nd Street;

and thence northwesterly along the said southwesterly side of East 72nd Street, 148 feet 9-1/4 inches to the point or place of BEGINNING

**FOR CONVEYANCE ONLY** Being a portion of the premises as described  
not for policy in a deed to the party of the first part  
recorded in Reel 4504 pg 1984.

**FOR CONVEYANCING ONLY IF  
INTENDED TO BE CONVEYED** { Together with all rights, title and interest  
of, in and to any streets and roads abutting  
the above described premises, to the center  
line thereof.

**FOR INFORMATION ONLY**  
Said premises being a plot of Vacant land on East 72nd Street,  
Brooklyn, New York  
County: Kings Block: 8369 Lot: 362

<b>NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER</b>	 <b>2019092900027001002S38CF</b>	
<b>SUPPORTING DOCUMENT COVER PAGE</b>		
<b>Document ID:</b> 2019092900027001	<b>Document Date:</b> 09-30-2019	<b>Preparation Date:</b> 10-02-2019
Document Type: DEED		
<b>ASSOCIATED TAX FORM ID:</b> 2019100200159		
<b>SUPPORTING DOCUMENTS SUBMITTED:</b>		<b>Page Count</b>
RP - 5217 REAL PROPERTY TRANSFER REPORT		3

FOR CITY USE ONLY	
C1. County Code	C2. Date Deed Recorded
	Month / Day / Year
C3. Book OR C5. CRFN	C4. Page



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location N/A | EAST 72ND STREET | BROOKLYN | 00000  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MANDEL | LEONID  
 LAST NAME / COMPANY FIRST NAME  
 KRICHESKY | OCT 03 '9 | MICHAEL  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
 LAST NAME / COMPANY FIRST NAME  
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed | # of Parcels OR  Part of a Parcel

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR 1 2 9 6 2 0 0 ACRES

Check the boxes below as they apply:  
 6. Ownership Type is Condominium  
 7. New Construction on Vacant Land

8. Seller Name MANDEL | LEONID  
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input checked="" type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

## SALE INFORMATION

10. Sale Contract Date 7 / 17 / 2011  
 Month Day Year

14. Check one or more of these conditions as applicable to transfer:

- A  Sale Between Relatives or Former Relatives
- B  Sale Between Related Companies or Partners in Business
- C  One of the Buyers is also a Seller
- D  Buyer or Seller is Government Agency or Lending Institution
- E  Deed Type not Warranty or Bargain and Sale (Specify Below )
- F  Sale of Fractional or Less than Fee Interest ( Specify Below )
- G  Significant Change in Property Between Taxable Status and Sale Dates
- H  Sale of Business is Included in Sale Price
- I  Other Unusual Factors Affecting Sale Price ( Specify Below )
- J  None

11. Date of Sale / Transfer 1 / 17 / 2011  
 Month Day Year

12. Full Sale Price \$ 0

( Full Sale Price is the total amount paid for the property including personal property.  
 This payment may be in the form of cash, other property or goods, or the assumption of  
 mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class V, 0 | 16. Total Assessed Value (of all parcels in transfer) 1,607,5

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )

BROOKLYN 8369 362

201010020015000101

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

		<b>BUYER</b>	<b>BUYER'S ATTORNEY</b>	
BUYER SIGNATURE 260 65TH STREET, APT 15A		DATE	LAST NAME	FIRST NAME
STREET NUMBER BROOKLYN	STREET NAME (AFTER SALE) NY	STATE ZIP CODE 11220	AREA CODE 	TELEPHONE NUMBER <b>SELLER</b> SELLER SIGNATURE
CITY OR TOWN				DATE

2019100200159201

Form RP-5217 NYC

ATTACHMENT

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYERS**

 10/2/2019  
Buyer Signature Date

**SELLERS**

Seller Signature Date

2019100200159201

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

**State of New York**      }  
**County of**                } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

**N/A EAST 72ND STREET**

Street Address Unit/Apt.

<b>BROOKLYN</b>	<b>New York,</b>	<b>8369</b>	<b>362</b>
Borough		Block	Lot

(the "Premises"):

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)  <hr/> Signature of Grantor	Name of Grantee (Type or Print)  <hr/> Signature of Grantee
Sworn to before me this _____ day of _____ 20____	Sworn to before me this _____ day of _____ 20____

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

2019100200159101



**The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108**

## **Customer Registration Form for Water and Sewer Billing**

### **Property and Owner Information:**

(1) Property receiving service: BOROUGH: BROOKLYN

BLOCK: 8369

LOT: 362

(2) Property Address: N/A EAST 72ND STREET, BROOKLYN, NY 00000

(3) Owner's Name: MANDEL, LEONID

Additional Name: KRICEVSKY, MICHAEL

### **Affirmation:**



Your water & sewer bills will be sent to the property address shown above.

### **Customer Billing Information:**

#### **Please Note:**

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### **Owner's Approval:**

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: \_\_\_\_\_ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: